



**COUNTYWIDE  
JUNE 2015  
DEVELOPMENT SERVICES  
OPEN FOR BUSINESS INDICATORS**

**BUILDING DIVISION**

Permits Issued	1,837
Inspections Performed	5,015
Certificates of Occupancy Issued	47

**DEVELOPMENT REVIEW ENGINEERING DIVISION**

Flood Plain Reviews	13
Inspections Performed	94

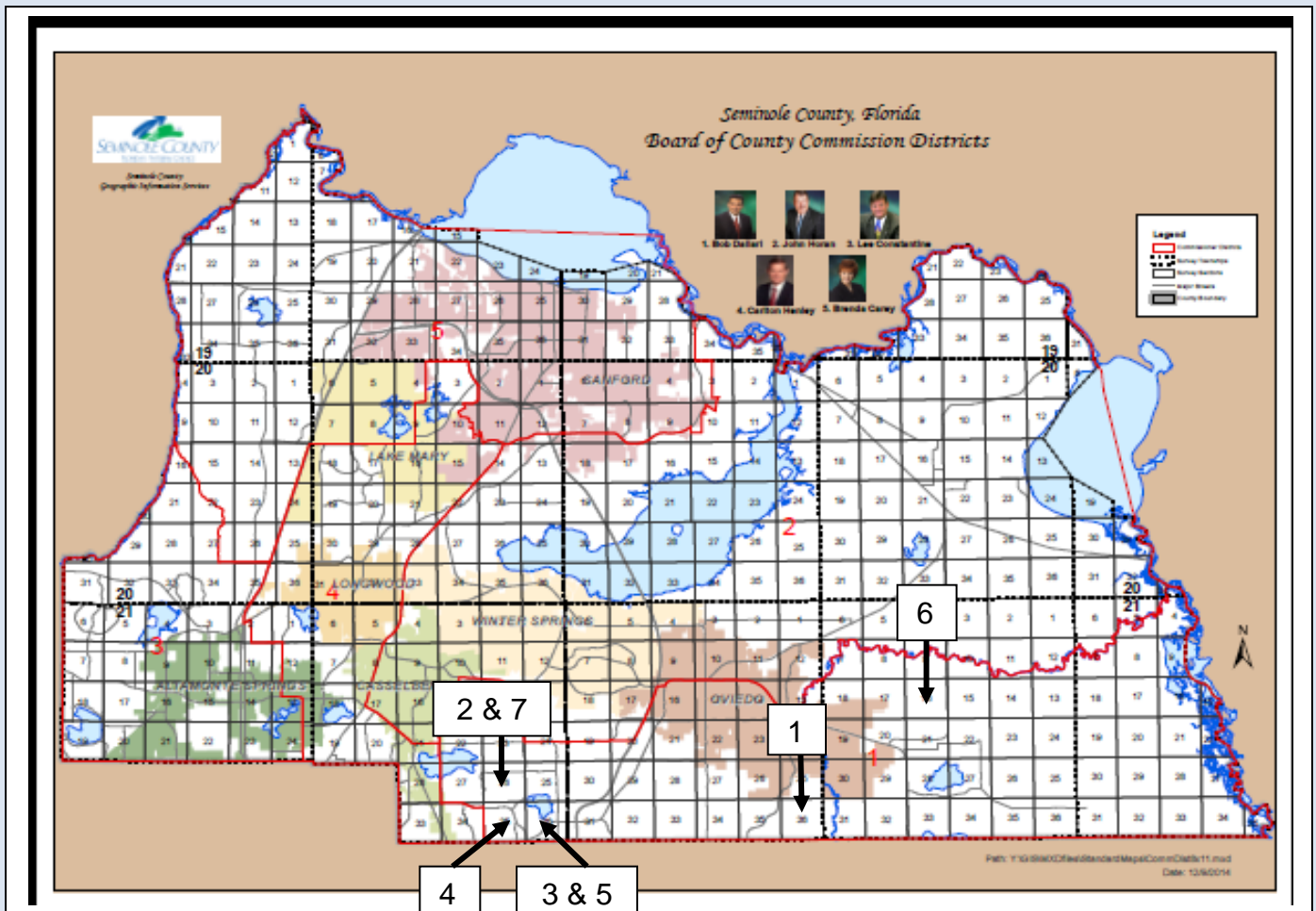
**PLANNING AND DEVELOPMENT DIVISION**

<b>NEW APPLICATIONS RECEIVED</b>	
Pre-Applications	8
Land Use Amendments	2
Rezones	1
PD Rezones	4
Small Site Plans	7
Site Plans	7
Subdivision – PSP	0
Subdivision – Engineering	0
Subdivision – Plats	1
Minor Plat	3
Land Split	1
Vacates	2
Special Events, Arbor, Special Exceptions, Minor Amendments	15

# DISTRICT ONE JUNE 2015 DEVELOPMENT SERVICES PROJECTS



## DRC / PRE-APPLICATIONS AND PROJECTS STARTING CONSTRUCTION



**Note:** Site locations are approximate

- 1. LEGACY POINTE - LARGE SCALE LAND USE AMENDMENT AND REZONE** – Proposed large scale land use amendment from LDR and HIPTR to PD and rezone from R-1A and A-1 to PD for an adult living/assisted living home on 59.28 acres located on the southwest corner of Nak Nak Run and Old Lockwood Road; Parcel ID # 36-21-31-300-0040-0000++++; (University of Central Florida Real Estate Foundation, Applicant and George Kramer, LEA Inc., Consultant); BCC District 1 - Dallari; (15-20500015) (Jeff Hopper, Project Manager). (June 3, 2015 DRC meeting)

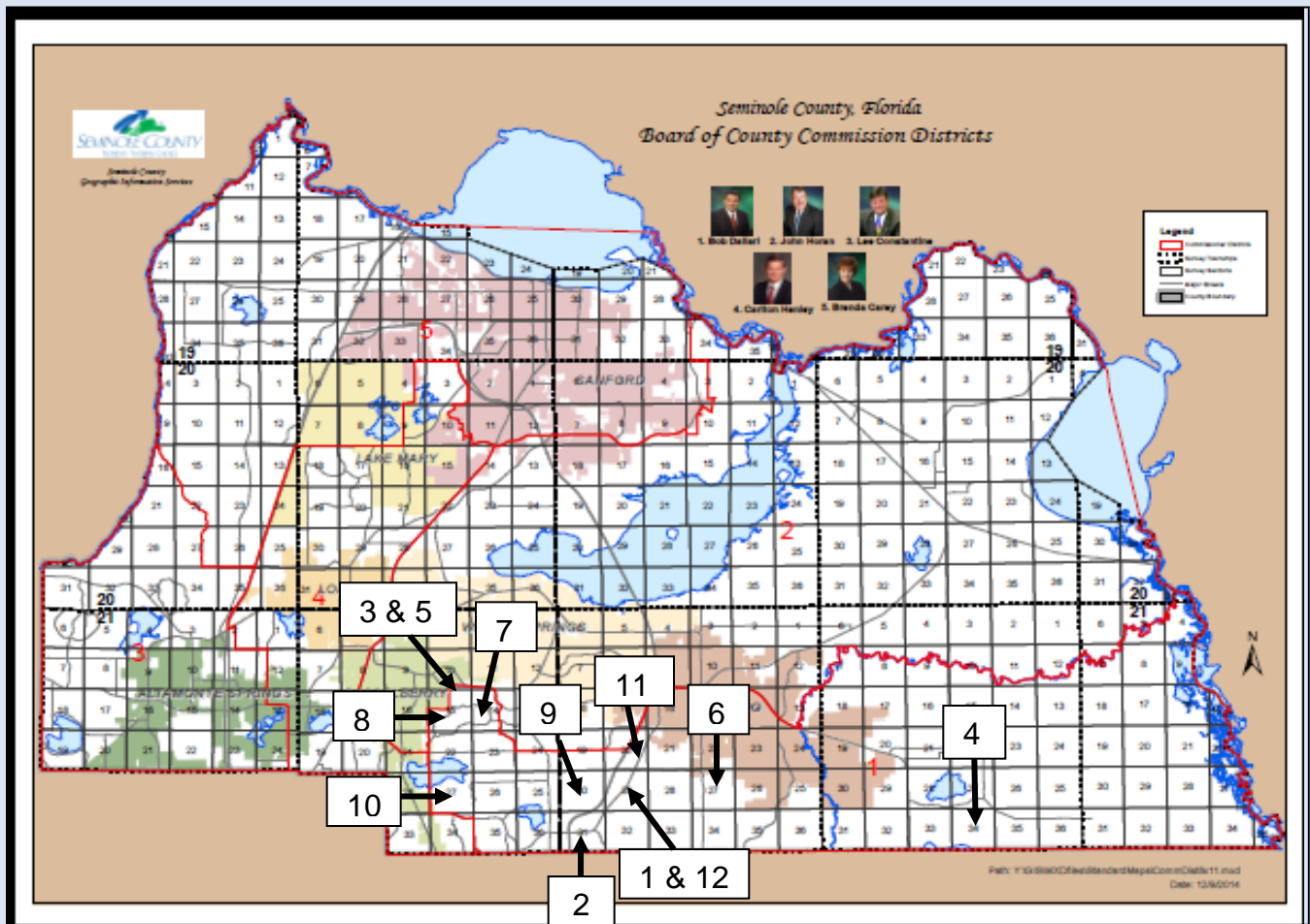
## **DRC / PRE-APPLICATIONS – (Continued)**

2. **HOWELL BRANCH RD (4501) - SPECIAL EXCEPTION** – Proposed special exception for an assisted living facility on 1.07 acres in the A-1 zoning district located east of Dike Road, north of Howell Branch Road; Parcel ID # 26-21-30-300-011E-0000; (Jim Clifton, Applicant); BCC District 1 - Dallari; (15-32000006) (Denny Gibbs, Project Manager). (June 3, 2015 DRC meeting)
3. **ALOMA AVE (3700) SITE PLAN - PRE-APPLICATION** – Proposed site plan for a 4,000 square foot drive-thru restaurant on 0.99 acres in the PD zoning district, located on the northwest corner of Aloma Avenue and Tuskawilla Road; Parcel ID # 36-21-30-511-0000-0020; (Tim Hodges, Adams Engineering, Applicant); BCC District 1 - Dallari; (15-80000055) (Matt Davidson, Project Manager). (June 10, 2015 DRC meeting)
4. **LA AMISTAD SITE PLAN - PRE-APPLICATION** – Proposed site plan to add a building and parking on 3.801 acres in the A-1 zoning district, located west of Dodd Road and Heavenly Cove; Parcel ID # 35-21-30-300-013C-0000; (Gregory Pace, La Amistad Treatment Center, Applicant and John Townsend, Donald McIntosh Associates, Consultant); BCC District 1 - Dallari; (15-80000056) (Denny Gibbs, Project Manager). (June 10, 2015 DRC meeting)
5. **TUSCAWILLA ESTATES - PD FINAL DEVELOPMENT PLAN** – Proposed PD Final Development Plan for 13.29 acres in the R-1AA zoning district, located east of Old Bear Run and Tuskawilla Road; Parcel ID # 36-21-30-300-001A-0000; (Randy Morris, RM Strategies, Inc., Applicant and Luke Classon, IBI Group, Consultant); BCC District 1 - Dallari; (15-20500017) (Joy Giles, Project Manager). (June 17, 2015 DRC meeting)
6. **OVIDO BOAT AND RV STORAGE - PRE-APPLICATION** – Proposed Rezone from A-1 to PD and site plan for a boat and RV storage facility on 9.78 acres, located southeast of W. Chapman Road and Church Street; Parcel ID # 16-21-31-5CA-0000-1110; (Hank Wilken, Applicant); BCC District 1 - Dallari; (15-80000057) (Matt Davidson, Project Manager). (June 24, 2015 DRC meeting)

## **PROJECTS STARTING CONSTRUCTION**

7. **SERANZA PARK - FINAL ENGINEERING** – Final engineering approval for a 10 lot subdivision on 4.62 acres in the R-1 zoning district located west of Dodd Road, south of Dike Road; Parcel ID # 26-21-30-510-0000-0010; (Jay Barfield, Seranza Park, Applicant and John Herbert, American Civil Engineering, Consultant); BCC District 1 - Dallari; (14-05500048) (Brian Walker, Project Manager).

## BOARD ITEMS



**Note:** Site locations are approximate

### PLANNING AND ZONING COMMISSION JUNE 3, 2015

1. **SECURITY AVENUE REZONE** – Consider adoption of the ordinance enacting the Rezone from R-1 (Single-Family Dwelling) to R-1BB (Single-Family Dwelling) district for 0.45 acres located on the east side of Security Avenue, approximately 300 feet south of State Road 426, more particularly known as 3035 Security Avenue; (Z2015-005) (Azhar M. Khan and Farhat Jahan, Applicants) District 1 - Dallari (Brian Walker, Project Manager) – *Recommended for Approval*
2. **PARK PLACE AT ALOMA SMALL SCALE LAND USE AMENDMENT AND REZONE** - Consider a Small Scale Land Use Amendment from Low Density Residential to Medium Density Residential, and the associated Rezone from A-1 (Agriculture) to PD (Planned Development) for approximately 8.44 acres, located on the south side of W. S.R. 426, east of S.R. 417; (Z2015-06) (Dustin Lucas, Applicant) District 1 - Dallari (Joy Giles, Project Manager) – *Recommended for Denial*

## **CODE ENFORCEMENT SPECIAL MAGISTRATE**

**June 4, 2015**

None for District One

## **BOARD OF COUNTY COMMISSIONERS**

**June 9, 2015**

3. **WOOD ESTATE AT WATTS' FARM MINOR PLAT** – Approve the minor plat containing two lots on 7.76 acres zoned A-1 (Agriculture); located on the south side of Center Road, west of Sunset Road; (Mary Wood, Applicant) District 1 - Dallari (Matt Davidson, Project Manager) – *Approved*
4. **SULTAN CIRCLE (1246)** – Authorize the Chairman to execute the Satisfaction of Lien for Code Enforcement Special Magistrate Case No. 13-21-CESM, at 1246 Sultan Circle, Chuluota, Tax Parcel No. 34-21-32-501-0000-0490, owned by Frederick and Laura Firmschild, et al (Applicants); District 1 - Dallari (Rebecca Hammock, Project Manager) – *Approved*
5. **CENTER DRIVE (1820) - REZONE** – Consider a Rezone from R-1A (Single Family Dwelling) to A-1 (Agriculture) for 4.57 acres, located on the south side of the western terminus of Center Drive; (Z2015-03) (Laura Johnston, Applicant) District 1 - Dallari (Matt Davidson, Project Manager) – *Approved*
6. **BEASLEY PROPERTY SMALL SCALE LAND USE AMENDMENT AND REZONE** – Consider a Small Scale Land Use Amendment from Low Density Residential to Planned Development, and the associated Rezone from A-1 (Agriculture) to PD (Planned Development) for approximately 4.63 acres, located on the east side of Alafaya Trail, north of Beasley Road; (Z2015-008) (Dustin Lucas, JEL Land Development, Inc., Applicant) District 1 - Dallari (Matt Davidson, Project Manager) – *Approved*

## **BOARD OF ADJUSTMENT**

**JUNE 22, 2015**

7. **4399 WEEPING WILLOW CIR** – Request for a height variance from six and a half (6.5) feet to eight (8) feet for a privacy fence in the PD (Planned Development) district for property located on the south side of Weeping Willow Circle, approximately 700 feet west of Dodd Road, and more particularly known as 4399 Weeping Willow Circle; BV2015-34 (Dolores Mitchell, Applicant) District 1 - Dallari (Matt Davidson, Project Manager) – *Continued to the July meeting.*
8. **236 QUAIL CIR** – Request for a rear yard setback variance from twenty-five (25) feet to twenty-one (21) feet for a covered screen room in the PD (Planned Development) district for property located on the north side of Quail Circle, approximately 400 feet southeast of Eagle Circle, and more particularly known as 236 Quail Circle; BV2015-35 (Kevin T. Ehrligh, Applicant) District 1 - Dallari (Matt Davidson, Project Manager) – *Approved*



**BOARD OF ADJUSTMENT – (Continued)**  
**JUNE 22, 2015**

9. **109 MILINDA LN** – Request for a side yard setback variance from twenty (20) feet to thirteen (13) feet for a detached accessory building in the RC-1 (Country Homes) district for property located on the northeast corner of Milinda Lane and Robine Lee Road, approximately 1300 feet southeast of Gabriella Lane, and more particularly known as 109 Milinda Lane; BV2015-38 (Kenneth Sexton, Applicant) District 1 - Dallari (Matt Davidson, Project Manager) – *Denied*

10. **202 RANCH RD** – Request for a side (east) setback variance from twenty (20) feet to eight (8) feet for a detached garage in the RC-1 (Country Homes) district for property located on the north side of Ranch Road, approximately 0.2 mile east of Lake Ann Lane, and more particularly known as 202 Ranch Road; BV2015-42 (Holly Johnson, Applicant) District 1 - Dallari (Jeff Hopper, Project Manager) – *Approved*

11. **1525 HAVEN DR** – Request for an amendment to a special exception to increase the number of nursing home beds from forty-two (42) to fifty-six (56) for the Lutheran Haven Assisted Living Facility in the R-3A (Multi Family Dwelling) district; for property located on the northeast corner of West SR 426 and West Chapman Road, and more particularly known as 1525 Haven Drive; BS2015-03 (Lutheran Haven Assisted Living Facility, Applicant) District 1 - Dallari (Denny Gibbs, Project Manager) – *Approved subject to all of the conditions contained in the Development Order.*

**BOARD OF COUNTY COMMISSIONERS**  
**June 23, 2015**

12. **SECURITY AVENUE REZONE** - Consider adoption of the ordinance enacting a Rezone from R-1 (Single-Family Dwelling) to R-1BB (Single-Family Dwelling) district for 0.45 acres, located on the east side of Security Avenue, approximately 300 feet south of State Road 426, more particularly known as 3035 Security Avenue; (Z2015-005) (Azhar M. Khan and Farhat Jahan, Applicants) District 1 - Dallari (Brian Walker, Project Manager) – *Denied*

**CODE ENFORCEMENT BOARD**  
**June 25, 2015**

Meeting canceled due to the F.A.C.E. Conference.